



MINUTES OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Commissioners
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held March 25, 2008, the Board, acting as the Board of Commissioners of the Housing Authority, took the following action:

1-H

The following item was called up for consideration:

Hearing to consider the Housing Authority's Agency Plan which consists of a Five Year Plan for Fiscal Years 2008-12 and an Annual Plan for Fiscal Year 2008-09, which updates the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Annual Statement and Five-Year Action Plan, Admissions and Continued Occupancy Policy (ACOP) for the Conventional Public Housing Program, the Public Housing Lease Agreement, and the Section 8 Tenant-Based Program Administrative Plan (All Districts); and adopt resolution approving the Agency Plan for submission to the U.S. Department of Housing and Urban Development (HUD) and authorizing the Executive Director to take all actions required for the implementation of the Agency Plan; authorize the Executive Director to execute all documents required to receive from the HUD \$5,980,536 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 2,184 housing units at eighteen Conventional Public Housing Program developments throughout the County; also find that the Agency Plan is exempt from the provisions of the California Environmental Quality Act, as further described in the attached letter dated March 25, 2008 from the Executive Director of the Housing Authority.

All persons wishing to testify were sworn in by the Executive Officer of the Board. Opportunity was given for interested persons to address the Board. Melvin Hightower and Arnold Sachs, addressed the Board. Written correspondence was presented.

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1-H (Continued)

Supervisor Burke made the following statement:

“Based on changes in Federal statute, comments from the public, and discussion with the U.S. Department of Housing and Urban Development during the 45-day comment period, I recommend four revisions to the Housing Authority’s proposed Fiscal Years 2008-2012 Agency Plan based on the following considerations:

H.R. 2764 exempted the Housing Authority from the requirement to have a tenant commissioner serve on the Board of Commissioners. As an alternative, the County must now have six tenant commissioners serve on its advisory body, the Housing Commission.

The Housing Authority’s Section 8 policy denies admission to any applicant on parole or probation. I recommend retaining the current policy and withdrawing the proposal to consider applicants on parole or probation for traffic-related or other petty offenses.

The current Section 8 admissions preferences do not allow the Executive Director to respond immediately to individuals with urgent needs. I recommended a policy preference for persons displaced by government action or Federally-declared disaster, or those who need immediate relocation as victims or witnesses of crime.

The Housing Authority is required under Federal regulation to conduct a reexamination of income and other family circumstances for each assisted household every 12 months, based on the anniversary of the Housing Assistance Payments (HAP) contract. I recommend that the policy allow anniversary dates to be changed as needed to avoid multiple reexaminations within the same year.”

(Continued on Page 3)

1-H (Continued)

Therefore, on motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board acting as the Board of Commissioners of the Housing Authority closed the hearing and took the following actions:

1. Instructed the Executive Director of the Housing Authority to:
 - Revise the Fiscal Years 2008-2012 Agency Plan to reflect the Housing Authority's exempt status from the Board of Commissioners' tenant commissioner requirement and to include the new requirement of six tenant commissioners to serve on the Housing Commission;
 - Work with County Counsel to draft an ordinance amending Sections 2.75.020 and 2.75.030 of the County Code to reflect the new federal requirement of six tenant commissioners;
 - Withdraw the proposed change to the Administrative Plan to consider applicants on parole or probation for admission to the Section 8 Program;
 - Modify the admissions policy to allow those who need emergency housing assistance in the Los Angeles County jurisdiction because of displacement due to a government action or federally-declared disaster, or as a law enforcement referral, to be granted a third-level preference on the waiting list; and
 - Revise the Administrative Plan to allow the anniversary dates for reexaminations to be changed upon management approval and to develop operating procedures to implement this policy.
2. Made a finding that the attached Agency Plan, as amended, which consists of the Five-Year Plan for Fiscal Years 2008-12 and an Annual Plan for Fiscal Year 2008-09, are exempt from the provisions of the California Environmental Quality Act;

(Continued on Page 4)

1-H (Continued)

3. Approved as amended the attached Agency Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement, and the Section 8 Tenant-Based Program Administrative Plan;
4. Adopted and instructed the Chair to sign the attached Resolution approving the amended Agency Plan for submission to HUD, and authorized the Executive Director of the Housing Authority to take all actions required for implementation of the Agency Plan;
5. Authorized the Executive Director to execute all documents required to receive from HUD approximately \$5,980,536 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 2,184 housing units at 18 Conventional Public Housing Program developments throughout Los Angeles County, as described in the Agency Plan; and
6. Authorized the Executive Director to incorporate into the Agency Plan all public comments received and approved for inclusion by your Board; and authorized the Executive Director to submit the amended Agency Plan to HUD by April 17, 2008.

Later in the meeting, on motion of Supervisor Yaroslavsky, seconded by Supervisor Antonovich, unanimously carried, the Board reconsidered the aforementioned motion to allow Ms. Phong Wong and Antonio Hicks to address the Board.

(Continued on Page 5)

1-H (Continued)

After discussion, on motion of Supervisor Yaroslavsky, seconded by Supervisor Antonovich, unanimously carried, the Board closed the hearing; and took the following actions:

1. Instructed the Executive Director of the Housing Authority to:
 - Report back to the Board on the issues raised by Ms. Wong and Mr. Hicks;
 - Revise the Fiscal Years 2008-2012 Agency Plan to reflect the Housing Authority's exempt status from the Board of Commissioners' tenant commissioner requirement and to include the new requirement of six tenant commissioners to serve on the Housing Commission;
 - Work with County Counsel to draft an ordinance amending Sections 2.75.020 and 2.75.030 of the County Code to reflect the new federal requirement of six tenant commissioners;
 - Withdraw the proposed change to the Administrative Plan to consider applicants on parole or probation for admission to the Section 8 Program;
 - Modify the admissions policy to allow those who need emergency housing assistance in the Los Angeles County jurisdiction because of displacement due to a government action or federally-declared disaster, or as a law enforcement referral, to be granted a third-level preference on the waiting list; and
 - Revise the Administrative Plan to allow the anniversary dates for reexaminations to be changed upon management approval and to develop operating procedures to implement this policy.
2. Made a finding that the attached Agency Plan, as amended, which consists of the Five-Year Plan for Fiscal Years 2008-12 and an Annual Plan for Fiscal Year 2008-09, are exempt from the provisions of the California Environmental Quality Act;

(Continued on Page 6)

1-H (Continued)

3. Approved as amended the attached Agency Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement, and the Section 8 Tenant-Based Program Administrative Plan;
4. Adopted and instructed the Chair to sign the attached Resolution approving the amended Agency Plan for submission to HUD, and authorized the Executive Director of the Housing Authority to take all actions required for implementation of the Agency Plan;
5. Authorized the Executive Director to execute all documents required to receive from HUD approximately \$5,980,536 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 2,184 housing units at 18 Conventional Public Housing Program developments throughout Los Angeles County, as described in the Agency Plan; and
6. Authorized the Executive Director to incorporate into the Agency Plan all public comments received and approved for inclusion by your Board; and authorized the Executive Director to submit the amended Agency Plan to HUD by April 17, 2008.

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Attachment

Copies distributed:

Each Supervisor
Chief Executive Officer
County Counsel
Executive Director of the Housing Authority
Melvin Hightower
Arnold Sachs
Phong Wong
Antonio Hicks